



Chichester Local Plan Examination statement

Matter 5: Housing supply
Policy 4

Addendum on housing land supply figures

September 2014

Chichester Local Plan Examination statement

Matter 5: Housing supply Policy 4

This statement has been produced as part of the examination of the Chichester Local Plan. It answers the Inspector's questions relating to matter 5.

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Note: The information presented in this Addendum updates the Council's previous written response to Matter 5/10.

A.1 This note presents the Council's updated assessment of housing land supply in the Chichester Local Plan area, based on annual housing development monitoring data for 2014 that has recently become available. The updated information provides data on net housing completions over the year to 31 March 2014, and provides an updated assessment of the likely phasing of future development on identified housing sites. The figures have been used to update the Local Plan housing trajectory and to provide an assessment of five year housing land supply for the period 2015-2020.

A.2 The updated figures draw on the West Sussex County Council annual housing land availability survey for 2014, which will be published shortly. The approach used to assess the different categories of housing remains the same as previously used by the Council in preparing its Five Year Housing Land Supply and Authority's Monitoring Reports. The different elements contributing to the total estimated housing supply figure are explained briefly below.

(i) Planning permissions and identified housing sites of 6 or more dwellings

Potential housing delivery from large sites is set out in Appendix 5(A)A, which presents a schedule of all sites of 6 or more dwellings, showing the projected phasing of development and comments on site delivery. Included in the list are sites with planning permission; sites allocated in the adopted 1999 Local Plan; sites allocated in the recently adopted Kirdford Neighbourhood Plan; sites approved by Council subject to a planning agreement; and identified SHLAA sites within currently defined Settlement boundaries. All sites included have been assessed against the deliverability criteria set out in NPPF paragraph 47. The phasing of development for each site has been assessed through discussion with Development Management officers, following site visits undertaken by County Council officers in the period after 1 April 2014. In addition, the owners or developers of sites where development has not yet started or has stalled have been contacted, requesting updated details on their future development intentions.

(ii) Small sites of less than 6 dwellings (gross)

Potential housing delivery from small sites has been estimated using a formula based on an assumed rate of 45% net completions on sites where development has not yet commenced. This assumed

completions rate has been used by the County Council for many years and is based on analysis of past completions.

(iii) Small sites windfall allowance

Potential housing delivery from small windfall sites of less than 6 dwellings has been updated using the same methodology previously used, as set out in paragraphs 3.15-3.20 of the Housing Implementation Strategy (CD-48).

(iv) Projected additional Local Plan housing expected to come forward in the period 2015-2020

Potential housing delivery from additional housing identified in the Local Plan is set out in Appendix 5(A)B¹, This indicates the potential phasing of housing identified to come forward from the large strategic housing allocations (SDLs) and housing provision to be delivered at the settlement hubs and in other parishes through neighbourhood plans. The SDLs at West of Chichester, Westhampnett/North East Chichester and Tangmere are phased to deliver housing from 2019 onwards, to coordinate with implementation of the planned expansion to the Tangmere wastewater treatment works. The assessment of the housing likely to come forward in the period 2015-2020 also includes sites identified in emerging neighbourhood plans that have reached the Regulation 16 stage. As with planning permissions, the neighbourhood plan sites are only included in the five year supply where they meet the NPPF criteria of availability, suitability and deliverability. This takes account of any development phasing policies included in the relevant neighbourhood plans.

A.3 Taking account of the updated estimates of housing delivery from all the sources above, Appendix 5(A)C² presents a revised assessment of the five year housing supply position for the Plan area. The updated figures show that housing completions in the Plan area for the year 2013/14 totalled 202 net dwellings. This is well below the proposed Plan target of 410 dwellings per year (although the figures are to some extent skewed by 56 demolitions of one site³ as part of an ongoing redevelopment scheme). However, completions for the forthcoming year (2014/15) are expected to total 475 net dwellings, which is well above the Plan housing target. As a result the adjusted target for the five year period 2015-2020 (including a 20% buffer) is 2,755 net dwellings,

¹ Updates Appendix 5B of the Council's written statement on Matter 5.

² Updates Appendix 5C of the Council's written statement on Matter 5.

³ The Heritage, Winden Avenue, Chichester (CC/10/02034/FUL) – Redevelopment of site for 92 dwellings (36 net).

equivalent to 551 dwellings per year. This is only slightly higher than the previously assessed five year target for 2014-2019 of 2,730 net dwellings (546 dwellings per year).

- A.4 Set against this, the projected housing supply for 2015-2020 (including housing sites identified in the Local Plan) is 2,950 dwellings, giving a five year housing surplus of 195 net dwellings. This is an improved housing supply position when compared to the previous assessment for 2014-2019, which showed a surplus of only 8 dwellings. The improved supply figures for 2015-2020 reflect the projected start of development at the three SDLs (West of Chichester, Westhampnett/ North East Chichester and Tangmere), where a total of 300 dwellings are expected to be delivered in the year 2019/20. The assumptions underpinning the projected timing and phasing of housing development at the SDLs have been previously set out in the Council's response to Matter 7/3. The Council considers that the current assessment of housing delivery and phasing which is presented in this response demonstrates that there is now an up-to-date five year supply of housing land.
- A.5 Appendix 5(A)D presents the revised Local Plan housing trajectory⁴ based on the updated figures. The trajectory indicates that total projected housing delivery over the whole period 2012-2029 is now expected to total 7,362 net dwellings. This housing total includes a number of sites not anticipated in the Local Plan figures that have gained planning permission since the base date of 1 April 2012. As a result, the projected housing figure now comfortably exceeds the Plan target of 6,973 net dwellings. This provides some flexibility against the possibility that unforeseen factors may prevent delivery of some housing identified in the trajectory.
- A.6 The updated housing figures presented here increase the Council's confidence that the housing provision set out in the Local Plan represents a realistic and achievable target for the area. The updated figures demonstrate that, subject to its endorsement at examination, the Plan will provide a five year supply of deliverable housing sites at its date of adoption and will ensure a continuing housing supply through the Plan period.

⁴ Updates Appendix 5D of the Council's written statement on Matter 5.

Chichester Local Plan Examination: Matters & Issues

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Appendix 5(A)A -Schedule of sites of 6 or more dwellings identified as deliverable in the Chichester Local Plan area (September 2014)

Table A: Sites with planning permission at 1 April 2014 (6 or more homes) or allocated in the Chichester District Local Plan 1999 meeting NPPF deliverability criteria identified in West Sussex County Council Housing Land Supply Assessment

WSCC Site ref	Site address	Parish	Local Plan Sub-Area	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	PROJECTED DEVELOPMENT PHASING						Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
									2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019	2019 - 2020				
BI169	Chichester Marina	Birdham	Manhood Peninsula	BI/13/03105/P3JPA	Prior approval required and permitted (Class J) November 2013 for change of use of office building to residential use for 10 dwellings. Site in one ownership, no known ownership issues. Not implemented (May 2014).	Yes	Yes	Yes	0	10	0	0	0	0	10	0	10	0
BI170	Field North West Of The Saltings Crooked Lane	Birdham	Manhood Peninsula	BI/13/01391/FUL	Planning permission granted November 2013 for 15 affordable dwellings. Rural exception site under CDLP 1999 Policy H9. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one RSL ownership, no known ownership issues. Development not started (May 2014).	Yes	Yes	Yes	0	0	15	0	0	0	15	0	15	0
BI172	Land At Tawny Nurseries Bell Lane	Birdham	Manhood Peninsula	BI/12/04147/OUT	Outline planning permission granted on appeal January 2014 for 30 dwellings (18 market and 12 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the appeal. No known ownership issues.	Yes	Yes	Yes	0	10	20	0	0	0	30	0	30	0
WV203	Bartholomews Ltd, Bognor Road	Chichester	East-West Corridor	CC/07/04583/OUT & CC/10/03510/EXT	Outline planning permission granted for 51 dwellings (31 market and 20 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one private ownership, no known ownership issues.	Yes	Yes	Yes	0	0	0	0	25	26	51	0	51	0
WV219	Portfield Football Club, Church Road	Chichester	East-West Corridor	CC/08/00554/OUT	Planning permission for 80 dwellings (40 market and 40 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in CDC ownership.	Yes	Yes	Yes	0	0	0	40	40	0	80	0	80	0

Appendix 5(A)A -Schedule of sites of 6 or more dwellings identified as deliverable in the Chichester Local Plan area (September 2014)

WSCC Site ref	Site address	Parish	Local Plan Sub-Area	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
XV184	Graylingwell	Chichester	East-West Corridor	CC/08/03533/OUT, CC/10/02926/REM, CC13/00907/REM & CC/13/00837/REM	Part of site CDLP 1999 allocation. Planning permission granted for 750 dwellings (outline) with detailed permission on phase 1 of the site for 110 dwellings. Reserved matters permissions granted for a further 280 dwellings (including 106 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the applications. Development underway with 539 dwellings remaining to be completed (May 2014).	Yes	Yes	Yes	120	68	54	50	50	50	272	147	539	0
XV236	Rousillon Barracks	Chichester	East-West Corridor	CC/10/03490/FUL	Planning permission granted for 252 dwellings (151 market and 101 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Development underway with 189 dwellings remaining to be completed (May 2014).	Yes	Yes	Yes	63	66	33	20	7	0	126	0	189	0
XV244	Land at Kingsmead Avenue	Chichester	East-West Corridor	CC/10/05597/OUT	Outline planning permission granted for 43 dwellings (26 market and 17 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. No known ownership issues.	Yes	Yes	Yes	0	0	0	0	0	43	43	0	43	0
YV285	The Regnum Club 45A South Street	Chichester	East-West Corridor	CC/12/00107/LBC & CC/12/00106/FUL	Planning permission granted for 9 dwellings (8 market and 1 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one private ownership, no known ownership issues. Development underway (May 2014).	Yes	Yes	Yes	0	9	0	0	0	0	9	0	9	0

Appendix 5(A)A -Schedule of sites of 6 or more dwellings identified as deliverable in the Chichester Local Plan area (September 2014)

WSCC Site ref	Site address	Parish	Local Plan Sub-Area	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely	
YV286	The Heritage, Winden Avenue	Chichester	East-West Corridor	CC/10/02034/FUL	Planning permission granted for 92 dwellings (36 market and 56 supported housing apartments). Demolition of existing 56 dwellings provides 36 net dwellings. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one RSL ownership, no known ownership issues. Demolition of existing dwellings complete (included in 2013/2014 completions data) and development underway with 92 dwellings remaining to be completed (May 2014).	Yes	Yes	Yes	56	36	0	0	0	0	36	0	92	0	
ZV221	The Woolstaplers Car Park	Chichester	East-West Corridor	CC/08/03210/REG3 & CC/11/04147/EXT	Planning permission for 26 dwellings. Superseded by CC/13/00288/FUL for 16 dwellings which is now being implemented - see Table B.	Yes	Yes	No	0	0	0	0	0	0	0	0	0	0	26
ZV230	5 - 6 Southgate	Chichester	East-West Corridor	CC/13/01976/P3JPA	Prior approval not required (Class J) for change of use of office building to residential use for 9 dwellings. No known ownership issues. Not implemented (May 2014).	Yes	Yes	Yes	0	9	0	0	0	0	9	0	9	0	
ZV231	Sussex House, 12 Crane Street	Chichester	East-West Corridor	CC/13/03632/P3JPA	Prior approval required and permitted (Class J) December 2013 for change of use of office building to residential use for 7 dwellings. No known ownership issues. Not implemented (May 2014).	Yes	Yes	Yes	0	7	0	0	0	0	7	0	7	0	
CH084 (was SB316)	Marshalls Mono Ltd, Broad Road, Hambrook	Chidham & Hambrook	East-West Corridor	CH/09/04314/OUT & CH/11/01764/REM	Planning permission granted for 86 dwellings (51 market and 35 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Development underway with 2 dwellings remaining to be completed (May 2014).	Yes	Yes	Yes	2	0	0	0	0	0	0	0	2	0	

Appendix 5(A)A -Schedule of sites of 6 or more dwellings identified as deliverable in the Chichester Local Plan area (September 2014)

WSCC Site ref	Site address	Parish	Local Plan Sub-Area	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
CH085 (was SB332)	Land North Of The Willows Hambrook Hill South Hambrook	Chidham & Hambrook	East-West Corridor	CH/13/01093/OUT & CH/13/03924/REM	Planning permission granted for 11 dwellings (7 market and 4 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in two ownerships, no known ownership issues. Site preparation underway (May 2014).	Yes	Yes	Yes	0	11	0	0	0	0	11	0	11	0
D041	Stockbridge Garage, 1 Birdham Road	Donnington	Manhood Peninsula	D/07/04732/FUL	Planning permission for 10 dwellings. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one private ownership, no known ownership issues. Development close to completion (May 2014).	Yes	Yes	Yes	10	0	0	0	0	0	0	0	10	0
D048	Land At Southfields Close Stockbridge	Donnington	Manhood Peninsula	D/12/04410/FUL	Planning permission granted June 2013 for 112 dwellings (67 market and 45 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in two private ownerships, no known ownership issues. Development underway with 94 dwellings remaining to be completed (May 2014).	Yes	Yes	Yes	69	25	0	0	0	0	25	0	94	0
EW389	Former Depot Site Piggery Hall Lane	East Wittering	Manhood Peninsula	EWB/12/03749/FUL	Planning permission for 17 affordable dwellings. Rural exception site under CDLP 1999 Policy H9. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one RSL ownership, no known ownership issues. Development close to completion (May 2014).	Yes	Yes	Yes	17	0	0	0	0	0	0	0	17	0
EW394	Land North East Of Beech Avenue Bracklesham Bay	East Wittering	Manhood Peninsula	EWB/12/02461/FUL	Planning permission granted on appeal September 2013 for 50 dwellings (30 market and 20 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the appeal. Site in one private ownership, no known ownership issues. Development underway.	Yes	Yes	Yes	10	40	0	0	0	0	40	0	50	0

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WSCC Site ref	Site address	Parish	Local Plan Sub-Area	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
FB045	Salthill Road	Fishbourne	East-West Corridor	FB/09/02431/OUT & FB/13/01269/REM	Planning permission granted for 20 dwellings (12 market and 8 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one ownership, no known ownership issues. Development not started (May 2014).	Yes	Yes	Yes	0	20	0	0	0	0	20	0	20	0
FB049	Land East Of Follis Gardens	Fishbourne	East-West Corridor	FB/13/02278/OUT	Outline planning permission granted for 25 dwellings (15 market and 10 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one ownership, no known ownership issues	Yes	Yes	Yes	0	25	0	0	0	0	25	0	25	0
HN040	Northmark Foxbridge Drive	Hunston	Manhood Peninsula	HN/12/02692/FUL	Planning permission for 18 dwellings (11 market and 7 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one private ownership, no known ownership issues. Development underway (May 2014).	Yes	Yes	Yes	18	0	0	0	0	0	0	0	18	0
LV057	Hunters Rest, Lavant Road	Lavant	East-West Corridor	LV/11/03912/OUT & LV/13/00879/REM	Planning permission granted for 24 dwellings (15 market and 9 affordable). Demolition of 1 dwelling provides 23 net dwellings. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one private ownership, no known ownership issues. Development not started (May 2014).	Yes	Yes	Yes	0	23	0	0	0	0	23	0	23	0
NM114	Land East Of Palmer Place Lagness Road Runcton	North Mundham	Manhood Peninsula	NM/12/04780/FUL	Planning permission granted for 15 affordable dwellings. Rural exception site under CDLP 1999 Policy H9. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one RSL ownership, no known ownership issues. Development underway (May 2014).	Yes	Yes	Yes	15	0	0	0	0	0	0	0	15	0

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WSCC Site ref	Site address	Parish	Local Plan Sub-Area	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
O075	Land On The North Side Of, Shopwhyke Road, Shopwhyke,	Oving	East-West Corridor	O/11/05283/OUT	Outline permission granted August 2013 for 500 dwellings (350 market and 150 affordable) Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one private ownership, no known ownership issues.	Yes	Yes	Yes	0	20	65	65	65	65	280	220	500	0
O076	Land North Of Gribble Lane	Oving	East-West Corridor	O/13/02674/FUL	Planning permission granted for 11 affordable dwellings. Rural exception site under CDLP 1999 Policy H9. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one ownership, no known ownership issues. Development underway (May 2014).	Yes	Yes	Yes	11	0	0	0	0	0	0	0	11	0
SY329	The Seal Hotel, 6 Hillfield Road	Selsey	Manhood Peninsula	SY/89/00208/FUL	Planning permission granted for 18 units (10 change of use and 8 new build). 8 new build units completed 1990/91. Existing hotel use. Development not started (May 2014).	Yes	Yes	No	0	0	0	0	0	0	0	0	0	10
SY526	Park Farm Park Lane	Selsey	Manhood Peninsula	SY/11/04954/OUT	Outline planning permission granted on appeal June 2013 for 50 dwellings (30 market and 20 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the appeal. Site in one private ownership, no known ownership issues.	Yes	Yes	Yes	0	0	40	10	0	0	50	0	50	0
SB171	31 Southbourne Avenue	Southbourne	East-West Corridor		Part implemented permission for self-build housing. Last two dwellings outstanding. Development not started (May 2014).	Yes	Yes	No	0	0	0	0	0	0	0	0	0	2
SB336	Land East Of Manor Way	Southbourne	East-West Corridor	SB/13/02966/FUL	Planning permission granted January 2014 for 10 affordable dwellings. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one RSL ownership. Site cleared for development (May 2014).	Yes	Yes	Yes	10	0	0	0	0	0	0	0	10	0

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WSCC Site ref	Site address	Parish	Local Plan Sub-Area	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
SB337	Pristed Court Longlands Road	Southbourne	East-West Corridor	SB/12/03205/FUL	Planning permission granted February 2014 for 20 affordable dwellings (affordable rent and shared ownership). Site was previously occupied by 28 sheltered units (now demolished), so provides net loss of 8 dwellings. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one ownership, no known ownership issues. Development not started (May 2014).	Yes	Yes	Yes	0	-8	0	0	0	0	-8	0	-8	0
SB340	Land West Of Garsons Road	Southbourne	East-West Corridor	SB/12/04701/OUT	Outline planning permission granted on appeal March 2014 for 40 assisted living units, 30 age-restricted cottage (58 market and 12 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the appeal. Site in one private ownership, no known ownership issues.	Yes	Yes	Yes	0	0	30	40	0	0	70	0	70	0
TG078	Former Tangmere Airfield Hanger Area	Tangmere	East-West Corridor	TG/08/01390/OUT, TG/11/00640/EXT & TG/14/00797/FUL	Planning permission granted for 160 dwellings (96 market and 64 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one private ownership.	Yes	Yes	Yes	0	30	40	40	40	10	160	0	160	0
TG082	Former RAF Tangmere Barrack Block 116	Tangmere	East-West Corridor	TG/11/04058/FUL & TG/11/04059/LBC	Planning permission for 11 dwellings. Site owned by WSCC. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Development not started (May 2014).	Yes	Yes	Yes	0	11	0	0	0	0	11	0	11	0
TG083	Land On The East Side Of Meadow Way	Tangmere	East-West Corridor	TG/12/01739/OUT	Outline planning permission granted on appeal October 2013 for 59 dwellings (36 market and 23 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the appeal. Site in one private ownership, no known ownership issues.	Yes	Yes	Yes	0	0	20	39	0	0	59	0	59	0

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WSCC Site ref	Site address	Parish	Local Plan Sub-Area	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
WH031	Maudlin Nursery Hanging Basket Centre Stane Street	Westhampnett	East-West Corridor	WH/12/02360/OUT	Outline planning permission granted on appeal for 100 dwellings (60 market and 40 affordable). Demolition of 1 dwelling provides 99 net dwellings. Site suitability for housing and contribution towards sustainable communities considered during determination of the appeal. Site in one private ownership, no known ownership issues.	Yes	Yes	Yes	0	0	19	40	40	0	99	0	99	0
Table A: Total deliverable dwellings (net) at 1st April 2014 - Chichester Local Plan area									401	412	336	344	267	194	1,553	367	2,321	38

Table B: Sites added to housing land supply since 1 April 2014 (6 or more homes) meeting NPPF deliverability criteria expected to come forward 2015-2020

Site ref	Site address	Parish	Local Plan Sub-Area	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
	Rowan Nursery Bell Lane	Birdham	Manhood Peninsula	BI/13/00284/FUL	Planning Committee resolution to permit development of 27 dwellings, June 2013, subject to completion of S106 for 27 dwellings. Demolition of 2 dwellings provides 25 net dwellings (15 market and 10 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. No known ownership issues.	Yes	Yes	Yes	0	16	9	0	0	0	25	0	25	0
	The Woolstaplers Car Park	Chichester	East-West Corridor	CC/13/00288/FUL	Planning permission granted on appeal April 2014 for 16 dwellings. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Development underway.	Yes	Yes	Yes	0	16	0	0	0	0	16	0	16	0
	The Chambers, 28 Chapel Street	Chichester	East-West Corridor	CC/14/00842/P3JPA	Prior approval required and permitted (Class J) May 2014 for change of use of office building to residential use for 6 dwellings. No known ownership issues.	Yes	Yes	Yes	0	6	0	0	0	0	6	0	6	0

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WSCC Site ref	Site address	Parish	Local Plan Sub-Area	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
	Land North Of 20 Otway Road	Chichester	East-West Corridor	CC/13/03113/FUL	Planning permission granted April 2014 for 17 dwellings (11 market and 6 affordable) Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one ownership, no known ownership issues.	Yes	Yes	Yes	0	17	0	0	0	0	17	0	17	0
	The Tannery, Westgate	Chichester	East-West Corridor	CC/14/00506/P3JPA	Prior approval required and permitted (Class J) April 2014 for change of use of office building to residential use for 15 dwellings. Site in one ownership, no known ownership issues.	Yes	Yes	Yes	0	15	0	0	0	0	15	0	15	0
	The Chequers 203 Oving Road	Chichester	East-West Corridor	CC/13/04181/FUL	Planning permission granted August 2014 for 8 dwellings. Site in one ownership, no known ownership issues.	Yes	Yes	Yes	0	8	0	0	0	0	8	0	8	0
	Flat Farm, Broad Road, Hambrook	Chidham & Hambrook	East-West Corridor	CH/13/01610/OUT	Planning permission granted August 2014 for 9 dwellings (7 market and 2 affordable). Demolition of one dwelling provides 8 net dwellings. Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one ownership, no known ownership issues.	Yes	Yes	Yes	0	0	8	0	0	0	8	0	8	0
	Land West Of Broad Road Broad Road	Chidham & Hambrook	East-West Corridor	CH/12/04778/FUL	Planning permission granted on appeal April 2014 for 28 dwellings (17 market and 11 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the appeal. Site in one private ownership, no known ownership issues.	Yes	Yes	Yes	0	28	0	0	0	0	28	0	28	0
	Wakefords Field West Of Broad Road Hambrook	Chidham & Hambrook	East-West Corridor	CH/13/03376/OUT	Planning permission granted on appeal July 2014 for 30 dwellings (18 market and 12 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the appeal. Site in one private ownership, no known ownership issues.	Yes	Yes	Yes	0	0	15	15	0	0	30	0	30	0

Appendix 5(A)A -Schedule of sites of 6 or more dwellings identified as deliverable in the Chichester Local Plan area (September 2014)

WSCC Site ref	Site address	Parish	Local Plan Sub-Area	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
	Land north of Kirdford Growers	Kirdford	Plan Area (North)	Kirdford Neighbourhood Plan Policy KSS1	Site allocated in the Kirdford Neighbourhood Plan (Policy KSS1) for a minimum of 45 dwellings. Policy seeks phased development to provide the sustainable delivery of housing over the Plan period. Site suitability for housing and contribution towards sustainable communities considered during neighbourhood plan examination.	Yes	Yes	Yes	0	5	10	10	10	10	45	0	45	0
	Land at Townfield	Kirdford	Plan Area (North)	Kirdford Neighbourhood Plan Policy KSS2a	Site allocated in the Kirdford Neighbourhood Plan 2014 (Policy KSS2a) for between 6 and 10 residential units. Site suitability for housing and contribution towards sustainable communities considered during neighbourhood plan examination.	Yes	Yes	Yes	0	0	0	0	0	0	0	6	6	0
	Land at Cornwood and/or School Court	Kirdford	Plan Area (North)	Kirdford Neighbourhood Plan Policy KSS5	Site allocated in the Kirdford Neighbourhood Plan (Policy KSS5) for a minimum of 9 dwellings. Site suitability for housing and contribution towards sustainable communities considered during neighbourhood plan examination.	Yes	Yes	Yes	0	0	0	0	0	0	0	9	9	0
	Land South Of Loxwood Surgery Farm Close	Loxwood	Plan Area (North)	LX/13/02025/FUL	Planning Committee resolution to permit January 2014, subject to completion of S106 for 17 dwellings (9 market and 8 affordable). Site allocated in Loxwood Neighbourhood Plan (2014) for 17 dwellings. Site suitability for housing and contribution towards sustainable communities considered during preparation of neighbourhood plan and determination of the application. Site in three ownerships, no known ownership issues.	Yes	Yes	Yes	0	17	0	0	0	0	17	0	17	0
	Land South Of Stoney Lodge, School Lane	North Mundham	Manhood Peninsula	MN/13/01036/OUT	Outline planning permission granted on appeal June 2014 for 25 dwellings (15 market and 10 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the appeal. Site in one ownership, no known ownership issues.	Yes	Yes	Yes	0	10	15	0	0	0	25	0	25	0

Appendix 5(A)A -Schedule of sites of 6 or more dwellings identified as deliverable in the Chichester Local Plan area (September 2014)

WSCC Site ref	Site address	Parish	Local Plan Sub-Area	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
	Land North Of Chaucer Drive	West Wittering	Manhood Peninsula	WW/13/03286/FUL	Planning permission granted June 2014 for 50 dwellings (30 market and 20 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one private ownership, no known ownership issues.	Yes	Yes	Yes	5	40	5	0	0	0	45	0	50	0
	Maudlin Nursery Hanging Basket Centre Stane Street	Westhamphnett	East-West Corridor	WH/12/02358/OUT	Area Development Control Committee (North) 23 January 2013 resolved to grant planning permission subject to completion of S106 for 25 dwellings (15 market and 10 affordable). Likely to be superseded by planning permission WH/12/02360/OUT (see Table A, ref WH031).	Yes	Yes	Yes	0	0	0	0	0	0	0	0	0	25
	Land South Of Meadowbank	Wisborough Green	Plan Area (North)	WR/14/00748/OUT	Planning Committee July 2014 resolved to grant planning permission subject to completion of S106 for 25 dwellings (15 market and 10 affordable). Site suitability for housing and contribution towards sustainable communities considered during determination of the application. Site in one private ownership, no known ownership issues.	Yes	Yes	Yes	0	0	10	15	0	0	25	0	25	0
Table B: Total deliverable dwellings (net) 2015- 2020 - Chichester Local Plan area									5	178	72	40	10	10	310	15	330	25

Table C: SHLAA sites within Settlement Policy Areas meeting NPPF deliverability criteria and expected to come forward 2015-2020

SHLAA Site ref	Site address	Parish	Local Plan Sub-Area	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
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Appendix 5(A)A -Schedule of sites of 6 or more dwellings identified as deliverable in the Chichester Local Plan area (September 2014)

WSCC Site ref	Site address	Parish	Local Plan Sub-Area	Planning permissions/ references	Comments on deliverability	Available	Suitable	Achievable	2014 - 2015	2015 - 2016	2016 - 2017	2017- 2018	2018- 2019	2019 - 2020	Projected net dwellings 2015 - 2020	Projected dwellings post 2020	Total net available dwellings	Est unlikely
CC8407	Land South of Graylingwell Drive	Chichester	East-West Corridor	Identified in Sites Chichester City North Development Brief (January 2012)	Areas 6A, 6B and 9D identified in the <i>Sites in Chichester City North Development Brief</i> (adopted January 2012) as being suitable for residential uses. Densities of 40-50 dwellings per hectare may be appropriate. Site area approximately 3.3 hectares. Site owned by Sussex Partnership NHS Trust. Pre-application discussions involving Homes and Communities Agency. Previously developed site within the Chichester SPA. Identified in the SHLAA 2014 as having potential for development.	Yes	Yes	Yes	0	0	30	50	50	0	130	0	130	0
CC1412	Warrendell, off Plainwood Close	Chichester	East-West Corridor	Planning application pending.	Site within the Chichester settlement policy boundary and identified in the SHLAA 2014 as having potential for development. Site area 1.24ha. Land in one private ownership. Planning application 98/02043/FUL has resolution to permit subject to legal agreement.	Yes	Yes	Yes	0	0	0	0	0	0	0	21	21	0
CC1422	Land at The Tannery, Westgate (part)	Chichester	East-West Corridor	No planning application.	Site within the Chichester settlement policy boundary and identified in the SHLAA 2014 as having potential for development. Part of site has current permitted development for change of use to 15 residential units. Remaining site area approx 0.33ha of total 0.58ha. Land owned by West Sussex County Council.	Yes	Yes	Yes	0	0	13	0	0	0	13	0	13	0
CC08256	Windmill Bungalow, Queens Avenue	Donnington	Manhood Peninsula	No planning application.	Site within the Chichester (Stockbridge) settlement policy boundary and identified in the SHLAA 2014 as having potential for development. Site area 0.41ha. Land in one private ownership.	Yes	Yes	Yes	0	0	16	0	0	0	16	0	16	0
Table C: Total deliverable dwellings (net) 2015 - 2020 - Chichester Local Plan area									0	0	59	50	50	0	159	21	180	0

Matter 5 - Appendix 5(A)B

Progress on Local Plan Housing Delivery (September 2014 update)

Parish	Local Plan housing	Housing already committed ¹	Additional Local Plan housing - assumed phasing 2015-2020 ²	Progress on housing delivery
Large Strategic Sites				
West of Chichester	1,000	0	100	Council has approved Planning Concept Statement. Promoters are currently undertaking masterplanning work. Development phased to deliver housing from 2019 in conjunction with planned expansion of Tangmere WwTW.
Shopwyke	500	500 (280 from 2015-2020)	0	Majority of site already granted outline planning permission for 500 dwellings, of which 280 dwellings are phased in period 2015-2020. Developer has received £1.9m loan through LEP Growth deal to accelerate delivery. Submission of Reserved Matters expected shortly.
Westhampnett/ NE Chichester	500	0	100	Council has approved Planning Concept Statement. Promoter has submitted application for 350 homes on part of site, which is currently under consideration. Development phased to deliver housing from 2019 in conjunction with planned expansion of Tangmere WwTW.
Tangmere	1,000	0	100	Council is currently preparing Planning Concept Statement. Parish council is currently preparing a neighbourhood plan, which will inform masterplanning of the site. Development phased to deliver housing from 2019 in conjunction with planned expansion of Tangmere WwTW.
Sub-total	3,000	500	300	
Settlement Hubs				
East Wittering	100	50	0	1 site already granted planning permission for 50 dwellings. Parish council at early stages of preparing Neighbourhood Plan.
Selsey	150	50	100	1 site already granted planning permission for 50 dwellings. Neighbourhood Plan currently subject to pre-submission (Reg 14) consultation and identifies land for a further 230 dwellings. NP publication (Reg 16) expected in Nov 2014 with NP referendum in Feb 2015.
Southbourne (village)	300	70	175	1 site already granted planning permission for 70 dwellings. Neighbourhood Plan has completed pre-

Parish	Local Plan housing	Housing already committed ¹	Additional Local Plan housing - assumed phasing 2015-2020 ²	Progress on housing delivery
				submission (Reg 14) consultation and identifies land for an additional 230 dwellings in Southbourne village. NP published for consultation (Reg 16) from 4 Sept to 16 Oct 2014, with NP referendum in Feb 2015.
Sub-total	550	170	275	
Other Parishes				
Birdham	50	70	0	3 sites already granted planning permission totalling 70 dwellings
Bosham	50	0	0	Parish council is preparing Neighbourhood Plan and currently working on site selection. NP publication (Reg 16) expected in Jan 2015 with NP referendum in May 2015.
Boxgrove	25	0	0	Parish council at early stages of preparing Neighbourhood Plan.
Chichester	150	34	0	3 sites already granted permission totalling 34 dwellings. City Council has indicated that it is not proceeding with a neighbourhood plan at present. Housing delivery likely to be through and windfall opportunities.
Chidham & Hambrook	25	77	0	4 sites already granted planning permission totalling 77 dwellings
Donnington	50	112	0	1 site already granted planning permission for 112 dwellings
Fishbourne	50	25	25	1 site already granted planning permission for 25 dwellings. Neighbourhood plan has completed publication (Reg 16) and identifies land for 40 additional dwellings. NP referendum expected in Oct 2014.
Hunston	25	18	0	1 site already granted planning permission for 18 dwellings. Parish <i>council</i> at early stages of preparing a Neighbourhood Plan.
Kirdford	60	60 (45 assumed 2015-20)	0	Neighbourhood plan formally made in July 2014 and identifies land for at least 60 dwellings to be phased over Plan period, of which 45 dwellings assumed for period 2015-20.
Loxwood	60	17	33	Neighbourhood plan passed referendum in July 2014 and identifies land for a minimum of 60 dwellings - 1 site already granted planning permission for 17 dwellings.

Parish	Local Plan housing	Housing already committed ¹	Additional Local Plan housing - assumed phasing 2015-2020 ²	Progress on housing delivery
Lynchmere	10	0	0	Parish council at early stages of preparing Neighbourhood Plan.
North Mundham	25	40	0	2 sites already granted planning permission totalling 40 dwellings.
Plaistow & Ifold	10	0	0	Parish council at early stages of preparing Neighbourhood Plan.
Southbourne (elsewhere)	50	0	50	Neighbourhood Plan has completed pre-submission (Reg 14) consultation and identifies a site for 50 dwellings at Nutbourne (West). NP published for consultation (Reg 16) from 4 Sept to 16 Oct 2014, with NP referendum in Feb 2015.
West Wittering	50	50	0	1 site already granted planning permission for 50 dwellings.
Westbourne	25	0	0	Parish council at early stages of preparing Neighbourhood Plan.
Wisborough Green	60	25	0	1 site already granted planning permission for 25 dwellings. Parish council is preparing neighbourhood plan and currently working on site selection. NP publication (Reg 16) expected in Nov 2014 with NP referendum in March 2015.
Sub-total	775	528	108	
TOTAL	4,325	1,198	683	

Notes:

¹ Includes sites with planning permission, sites with Council commitment to grant permission subject to a planning agreement and sites allocated in approved Neighbourhood Plans.

² Includes housing sites allocated in draft neighbourhood plans that have reached the Submission (Regulation 16) stage.

Matter 5 Addendum – Appendix 5(A)C

Local Plan Five Year Housing Land Supply 2015-2020

<i>Housing requirement 2015 - 2020</i>	<i>Chichester Plan Area</i>
Draft CLP Housing requirement 2014-2019 (5 x 410 homes)	2,050
Shortfall against Draft CLP housing requirement 2012-2014	311
Projected surplus against Draft CLP requirement 2014-2015	+65
Adjusted housing requirement 2015-2020	2,296
Additional 20% buffer	459
Adjusted housing requirement (inc buffer) 2015-2020	2,755
<i>Adjusted housing requirement per year 2015-2020</i>	<i>551</i>

<i>Projected housing supply 2015 - 2020</i>	<i>Chichester Plan Area</i>
Projected housing on identified sites of 6 or more dwellings	2,022
Projected housing from permissions on small sites (less than 6 dwellings)	93
Windfall allowance on sites of under 6 dwellings	152
Additional housing identified in the Local Plan	683
Projected existing housing supply	2,950

Housing surplus/shortfall 2015-2020	+195
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Indicative Housing Trajectory 2012-2029

Local Plan Housing Delivery & Phasing

	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2012-19	2019-29	2012-29
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Local Plan Area net housing requirement

Annual net housing target	410	410	410	410	410	410	410	410	410	410	410	410	410	410	410	410	410	2870	4100	6970
Cumulative net housing requirement	410	820	1230	1640	2050	2460	2870	3280	3690	4100	4510	4920	5330	5740	6150	6560	6970			

Local Plan Housing Provision

Existing Housing Provision

Net housing completions since 2012 base date	307	202																509	0	509
Planning permissions & identified housing			475	641	501	442	327	204	151	115	112	25	0	0	0	0	0	2386	607	2993
Allowance for small windfall sites				1	15	40	48	48	48	48	48	48	48	48	48	48	48	104	480	584

Additional Housing Provision

Shopwyke (included under planning permissions)																		0	0	0
West of Chichester								100	100	100	100	100	100	100	100	100	100	0	1000	1000
Westhampnett								100	100	100	100	100						0	500	500
Tangmere								100	100	100	100	100	100	100	100	100	100	0	1000	1000
Southbourne, Selsey & East Wittering					30	70	100	75	50	30	25							200	180	380
Parish housing sites					27	27	27	27	32	32	32	32	32	32	32	32	32	81	315	396
Total Projected Housing Supply	307	202	475	642	573	579	502	654	581	525	517	405	280	280	280	280	280	3280	4082	7362

Housing Supply Position

Cumulative net completions	307	509	984	1626	2199	2778	3280	3934	4515	5040	5557	5962	6242	6522	6802	7082	7362			
Monitoring position above/below housing requirement	-103	-311	-246	-14	149	318	410	654	825	940	1047	1042	912	782	652	522	392			
Adjusted Annual Requirement	392	404	399	382	367	349	335	304	273	241	202	168	146	112	56	-56	-392			

Five Year Housing Land Supply

Adjusted five year housing requirement (+ buffer)	2584	2833	2755	2477	2281	2078	1968	1675	1470	1332	1204	1210								
Projected five year housing supply (Existing Housing Provision only)	2115	2490	2267	1824	1471	1149	847	643	492	377	265	240								
Five Year Housing Surplus/Shortfall	-469	-343	-488	-653	-810	-929	-1121	-1032	-978	-955	-939	-970								
Projected five year housing supply (including Additional Housing Provision)	2471	2771	2950	2889	2841	2779	2682	2308	2007	1762	1525	1400								
Five Year Housing Surplus/Shortfall	-113	-62	195	412	560	701	714	633	537	430	321	190								

Notes
 Shopwyke Strategic Allocation and sites allocated in Kirdford Neighbourhood Plan now included under Planning permissions & identified housing
 Southbourne, Selsey & East Wittering figure reduced by 170 dwellings following permissions already granted that will contribute to meeting strategic housing numbers:
 Park Farm, Selsey (50 units) and Beech Ave, Bracklesham (50 units), Garsons Road, Southbourne (70 units)
 Parish housing sites figures reduced by 379 dwellings following sites allocated in approved Kirdford Neighbourhood Plan and permissions already granted that will contribute to meeting parish housing numbers:

Local Plan Housing Trajectory

Figure 1 : Housing Trajectory 2012-2029

